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January 30, 2018

John Gunn, Chairman  
and Members of the Planning Board  
City of Beacon  
1 Municipal Plaza  
Beacon, NY 12508

Re: Beacon HIP Lofts/Beacon Lofts & Storage

Dear Chairman Gunn and Members of the Planning Board:

The applicant requests to be calendared for the February 14, 2017 Planning Board meeting to ask the Planning Board to reconsider its recommendation to the Zoning Board of Appeals on the above matter.

We believe that certain relevant facts were not before the Board at the time it made its original recommendation. Specifically, enclosed is a letter from Walter Wheeler, an architectural historian from Hartgen Associates, evaluating and supporting the proposed 66-foot high building as meeting applicable guidelines for new buildings in historic settings. Also attached is the SHPO letter dated January 5, 2018 stating that SHPO had no objection to the proposed application. It also appears from the discussion that the Planning Board may not have had the opportunity to consider the applicable standard which governs the actions of a ZBA in granting an area variance, including consideration of the benefit sought by the applicant.

We apologize for not being present at the past discussion. Attached are the letters referred to and additional historic context material, and our letter of today's date to the ZBA which clarifies the consequences of the various variance scenarios.

Very truly yours,

A handwritten signature in blue ink, appearing to be 'JL Van Tuyl', written in a cursive, flowing style.

Jennifer L. Van Tuyl